



**33 CHAPMAN DRIVE
CARNOUSTIE DD7 6DX**

DETACHED VILLA



- Ideally located in a very desirable residential area of Carnoustie close to amenities
- A well presented home offering deceptively spacious accommodation on two levels
 - Gas Fired Central Heating and Double Glazing, ample storage
- Well laid out and easily maintained gardens, large driveway with parking and Garage



OFFERS OVER
£220,000

Property Description

This attractive and well presented DETACHED VILLA is ideally located within an established and sought after residential estate situated on the eastern fringe of the town of Carnoustie, within easy reach of central amenities and services. Carnoustie is served by a whole host amenities and services, including a variety of local and national shops, cafes and restaurants, takeaway food outlets, a library, Health Centre, Leisure Centre, and both primary and secondary schooling are close-by (Carlogie Primary School is located just a few minutes' walk from the property). The seafront area of the town offers lovely sea and coastal walkways, leisure pursuits, as well as the internationally famous Championship Golf Courses and Carnoustie Golf Hotel. The town is served with good transport links, both bus and trains, and you are only minutes' drive from the A92 dual carriageway which allows for commuting to Dundee, Arbroath and all local Angus towns. The property offers spacious and well appointed accommodation over two levels and benefits from Gas fired central heating and Double glazing. Externally, the enclosed front garden is laid out mostly to mono-block areas and driveway, with space for several cars, and leads into a covered car port area and on to the detached Garage at the rear. The rear garden is again all neatly laid out, with patio and stone-chipped areas, mature shrubs and bushes. Overall, the property represents an ideal opportunity for a young, growing family or perhaps a great "down-size" property, and early viewing is recommended to avoid disappointment.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE & HALLWAY, BEDROOM 3, KITCHEN, SHOWER ROOM, LOUNGE & DINING AREA, SUN ROOM; UPPER FLOOR:- 2 FURTHER BEDROOMS, SHOWER ROOM.

VESTIBULE & HALLWAY: Enter into the property via the attractive glazed panel front entrance door into the Vestibule, which has a tiled floor and glass panel door through into the Hallway.

In the Hallway there is wood-effect flooring continued through, and staircase with fitted carpeting leading to the upper floor. Two built-in storage cupboards (one with shelving for linen storage and the other goes under the stairs, offering good storage (with coat hooks) and housing the electrics.

BEDROOM 3: Approx. 8'8 x 9'4. A lovely ground floor Bedroom, with a front-facing window, fitted carpeting, neutral decor and CH Radiator. There is a built-in storage cupboard, walk-in cupboard, housing the gas central heating boiler. There is also a side-facing window in this cupboard.

SHOWER ROOM: Approx. 6'4 x 6'1. A modern and well appointed, comprising a two piece white bathroom suite with the wash-hand basin and WC set in a vanity unit with storage below. Walk-in full length shower enclosure with mains power shower and wall tiling throughout. Wall mounted cabinet and mirror. Tiled flooring. Chrome heated CH towel rail.

KITCHEN: Approx. 10'2 x 8'9. Glass panel door into the Kitchen which is fitted with a range of base units, with co-ordinating worktop surfaces, composite one and a half sink with mixer tap. Built-in Electric Oven, 4 burner Gas Hob and an extractor hood above. Space for a fridge/freezer. Plumbing and space for an automatic washing machine. CH Radiator. A side-facing window and an external rear door out into the garden.

LOUNGE & DINING AREA: Approx. 26'8 x 10'7. Enter into the Lounge through a glass panel door into the Lounge and Dining area, which has wood-effect flooring. In the lounge area there is a front-facing window, ample space for furniture settings and a focal point fireplace with wooden mantel, marble-effect inlay and an Electric Fire.

In the dining area there is ample space for dining table and chairs, and this area has a side-facing opaque window. CH Radiator. A sliding glass door leads into the Sun Room.

SUN ROOM: Approx. 10'9 x 10'7. A great addition to the property, with wood-effect flooring, windows on three sides and sliding Patio doors lead out.



UPPER FLOOR: Top landing area with access to two further Bedrooms and main Bathroom. Ceiling hatch access into the loft space.

BEDROOM 2: Approx. 9'4 x 10'7. A lovely Bedroom, with a front-facing window, fitted carpeting and a door into the eaves space which offers built-in storage (hanging rail). CH Radiator.

SHOWER ROOM: Approx. 9'7 x 14'10. A very spacious Shower Room, comprising a three piece bathroom suite, WC., bidet and wash-hand basin set in a vanity unit with storage below and there is a separate shower enclosure housing an Electric power shower. Two opaque glazed windows allows for ample natural light. Built-in cupboard into the eaves space, with fitted shelving, an ideal linen cupboard. Partial wall tiling at the suite areas. CH Radiator.

BEDROOM 1: Approx. 10'3 x 8'6. This is the main Bedroom, which has a rear-facing window, neutral decor and one wall has built-in wardrobes with sliding mirror doors providing ample storage. CH Radiator.

GARDENS & GARAGE: The enclosed front garden is well laid out, mostly to mono-block areas and mono-block driveway, with parking space for several cars. Mature hedging, shrubs and bushes.

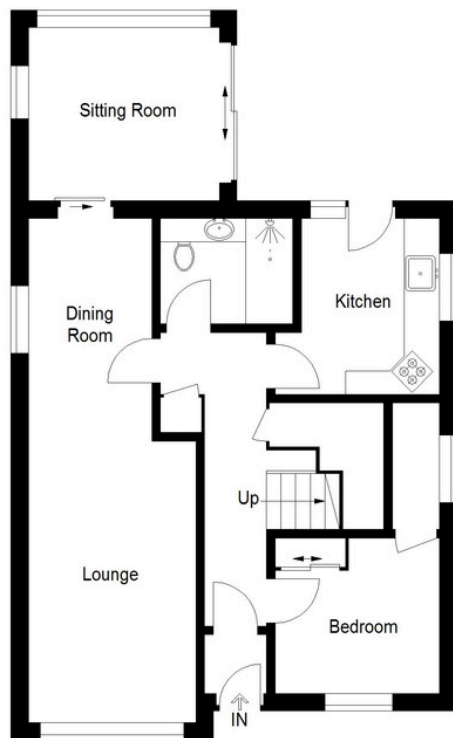
To the side of the property there is a car port area and further back a detached single Garage with up and over door.

At the rear of the house, you have a covered area, ideal for outside entertaining and laid out to patio, with ceiling spotlights, tiled flooring, all enclosed and with access through an open brick archway out to the rear garden.

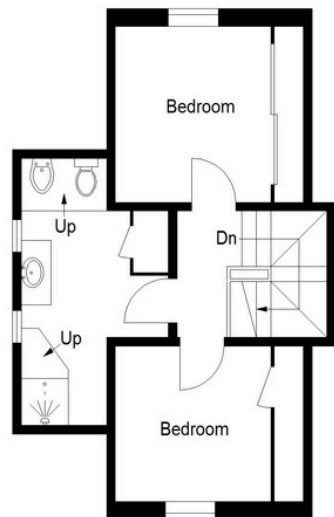
The rear garden is laid out in stone-chips, wooden decking area and a timber Summerhouse (included in the sale). Boundary fencing.



Property Professionals

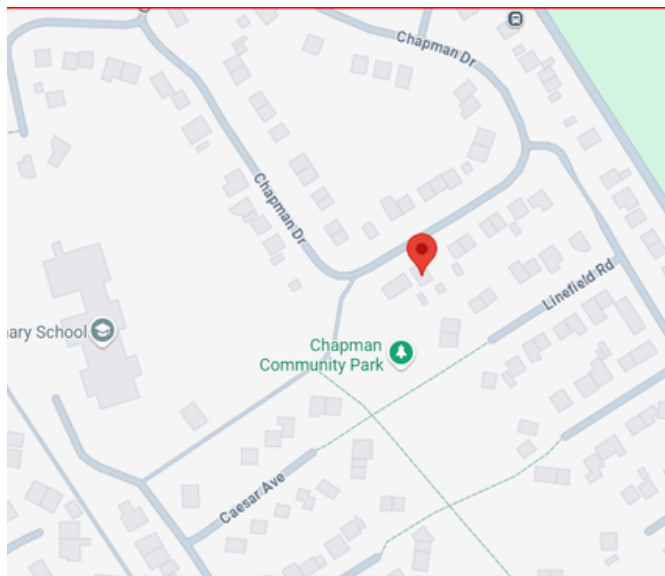


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1229606 / Ref:91130)



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